



smarthomes

## Colebrook Road

Shirley, Solihull, B90 1BA

- One Bedroom Detached Bungalow
- Partly Extended With Planning Permission for Four Bedroom Dormer Bungalow
- No Upward Chain
- Generous Plot

## Auction Guide Price

**£275,000**

EPC Rating TBC

Current Council Tax Band - C





## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and



Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The current owner has initiated extensions and had footings and walls built and just requires completing.

The property is set back from the road behind a driveway providing off road parking and extending up to garage. Access is gained via a double glazed obscure door with matching windows to either side and front, with further hardwood door leading through to



### **Entrance Hallway**

With electric meter, Parquet flooring, central heating radiator and doors off to

### **Through Lounge /Diner**

25' 7" (into bay) x 16' 0" (7.8m x 4.9m) With double glazed bay window to front elevation, Parquet flooring, single glazed door and matching windows to either side to rear, two central heating radiators, two ceiling light points, log burning stove with tiled hearth and surround with wooden plinth over, TV aerial point and electric power points. Opening through to:



### **Kitchen**

12' 1" x 7' 2" (3.7m x 2.2m) Being fitted with a range of drawer and base units with laminate surface over incorporating a five ring gas hob, stainless steel drainer unit with shower attachment over, plumbing for a dishwasher, space for wine cooler, space for an American style fridge freezer, plumbing for washing machine and space for a tumble dryer, ceiling light, tiling to splash back areas, flagstone flooring and single glazed windows to two sides

### **Double Bedroom to Front**

15' 5" (into bay) x 9' 6" (4.7m x 2.9m) With double glazed bay window to front elevation, wood effect laminate flooring, TV aerial, ceiling light point, feature vertical central heating radiator, electric power points and door through to

### **Spacious Bathroom to Rear**

9' 6" x 8' 6" (2.9m x 2.6m) Requiring finishing to the shower area, P shaped panelled bath with shower attachment over, low level flush WC, wash hand basin, shower area with thermostatic shower over and rain cloud attachment, complementary tiling to all walls, ceiling light and chrome ladder, single glazed window to rear central and heating radiator.

### **Garage**

31' 5" x 9' 10" (9.6m x 3.0m) Having double opening side hung metal doors to front and up and over door to rear, wooden door to side with single glazed window, central heating boiler and ceiling lights.

### **Generous South Facing Rear Garden**

Being mainly laid to lawn with fencing and hedgerow borders and timber framed shed.

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

Current council tax band - C